

128.A

0001

0404.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

614,700 / 614,700

USE VALUE:

614,700 / 614,700

ASSESSED:

614,700 / 614,700



PROPERTY LOCATION

No	Alt No	Direction/Street/City	
1		SCHOOL ST, ARLINGTON	

OWNERSHIP

Unit #: 404

Owner 1: ROSENTHAL CAROL

Owner 2:

Owner 3:

Street 1: 1 SCHOOL STREET #404

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: KIM YOON KYUNG -

Owner 2: -

Street 1: 1 SCHOOL STREET #404

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y
Postal: 02476 Type:

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1925, having primarily Brick Exterior and 1530 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6043																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
102		0.000	614,700			614,700				
Total Card		0.000	614,700			614,700	Entered Lot Size			
Total Parcel		0.000	614,700			614,700	Total Land:			
Source:		Market Adj Cost		Total Value per SQ unit /Card:	401.76	/Parcel: 401.7	Land Unit Type:			

PREVIOUS ASSESSMENT

Parcel ID										128.A-0001-0404.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2020	102	FV	597,300	0	.	.	597,300	597,300	Year End Roll	12/18/2019	
2019	102	FV	576,300	0	.	.	576,300	576,300	Year End Roll	1/3/2019	
2018	102	FV	476,900	0	.	.	476,900	476,900	Year End Roll	12/20/2017	
2017	102	FV	416,200	0	.	.	416,200	416,200	Year End Roll	1/3/2017	
2016	102	FV	474,400	0	.	.	474,400	474,400	Year End	1/4/2016	
2015	102	FV	381,600	0	.	.	381,600	381,600	Year End Roll	12/11/2014	
2014	102	FV	366,100	0	.	.	366,100	366,100	Year End Roll	12/16/2013	
2013	102	FV	366,100	0	.	.	366,100	366,100		12/13/2012	

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KIM YOON KYUNG,	75162-188	2	7/20/2020			630,000	No	No		
BRANDWEIN JARED	66729-458		1/27/2016			502,000	No	No		
RUDMAN JONAH L/	61631-270		4/18/2013			392,500	No	No		
CHICOS ROBERTA	53310-194		7/31/2009			390,000	No	No		
CHICOS ROBERTA	27487-463		7/17/1999	Family		99	No	No		
KOROTKIN HARVEY	27487-463		7/17/1997			187,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2020	SQ Returned	JO	Jenny O
9/9/2020	SQ Mailed	MM	Mary M
11/21/2017	Measured	DGM	D Mann
3/27/2017	SQ Returned	MM	Mary M
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type: 7	- Condo Garden			Full Bath: 1	Rating: Very Good	Building Number 1.																					
Sty Ht: 1	- 1 Story			A Bath: 1	Rating: Good																						
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																						
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																						
Frame: 2 - Steel				1/2 Bath:	Rating:																						
Prime Wall: 7 - Brick				A HBth:	Rating:																						
Sec Wall:		%		OthrFix:	Rating:																						
Roof Struct: 2 - Hip				OTHER FEATURES																							
Roof Cover: 2 - Slate				Kits: 1	Rating: Very Good																						
Color: BRICK				A Kits:	Rating:																						
View / Desir: N - NONE				Frl:	Rating:																						
GENERAL INFORMATION				WSFlue:	Rating:																						
Grade: C+ - Average (+)				CONDOS INFORMATION																							
Year Blt: 1925	Eff Yr Blt:			Location: R - Rear																							
Alt LUC:	Alt %:			Total Units:																							
Jurisdict:	Fact: .			Floor: M - Multi-Level																							
Const Mod:				% Own: 2.051000118																							
Lump Sum Adj:				Name: 28 - 6043																							
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN															
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	19. %																						
Prim Int Wall: 2	- Plaster			Functional:	%																						
Sec Int Wall:	%			Economic:	%																						
Partition: T - Typical				Special:	%																						
Prim Floors: 3	- Hardwood			Override:	%																						
Sec Floors:	%			Total:	19.9 %																						
Bsmnt Flr:				CALC SUMMARY				COMPARABLE SALES								SUB AREA				SUB AREA DETAIL							
Subfloor:				Basic \$ / SQ: 320.00				Rate				Parcel ID				Typ				Date				Sale Price			
Bsmnt Gar:				Size Adj.: 0.89215684																							
Electric: 3	- Typical			Const Adj.: 1.11404979																							
Insulation: 2	- Typical			Adj \$ / SQ: 318.050																							
Int vs Ext: S				Other Features: 50036																							
Heat Fuel: 3	- Electric			Grade Factor: 1.10																							
Heat Type: 15	- H.V.A.C			NBHD Inf: 1.29999995																							
# Heat Sys: 1				NBHD Mod:																							
% Heated: 100	% AC: 100			LUC Factor: 1.00																							
Solar HW: NO	Central Vac: NO			Adj Total: 767413																							
% Com Wall	% Sprinkled:			Depreciation: 152715																							
Depreciated Total: 614698																											
MOBILE HOME				Make: []				Model: []				Serial #: []				Year: []				Color: []							
SPEC FEATURES/YARD ITEMS																								PARCEL ID			
																								128.A-0001-0404.0			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten			
More: N				Total Yard Items: []				Total Special Features: []				Total: []															